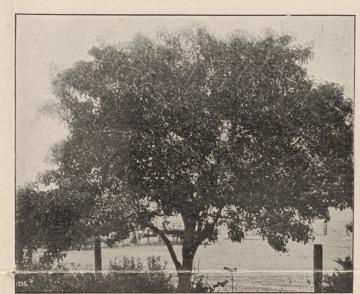




#### FARM HOME ON LOT 56, SUBDIVISION No. 1

This house and two good barns located on Lot 56, Subdivision No. 1, containing 39.77 acres of land. This piece of land with all the buildings is for sale for \$10,000. There is a well and tank, with a small power plant to pump water. Water is piped into the house and through the barn yard. The house is wired for electricity. Around the yard, there are oranges, English walnuts, lemons, figs and other fruit trees; also some handsome shade trees. This is only one-fourth of a mile from the State Highway and Southern Pacific Railroad Station. Seven miles to Marysville, three miles to Wheatland, an ideal place to make your home. Easy terms.



#### ENGLISH WALNUT TREES.

English walnuts grow and produce on our lands as well as any place in California. This tree is in the vard of one of the Farm Homes on our Yuba Lands, and produces a large crop of fine, clean nuts. Every farmer should have a few of these trees, they will produce nuts for your family and a surplus to sell at a profit every year.



#### FARM HOME ON LOT 9, SUBDIVISION No. 1

This house and a good barn located on Lot 9, Subdivision No. 1, containing 40.42 acres of land. This piece of land with all the buildings is for sale for \$9,000. Around the yard there are oranges, English walnuts, lemons, figs and other fruit trees; also some handsome shade trees. This is only a half mile from the State Highway and Southern Pacific Railroad Station. Seven miles to Marysville, three miles to Wheatland, an ideal place to make your home. Easy terms.

#### PRICE OF THE LAND.

On the maps shown on this page, the price per acre is marked in plain figures on each lot of land.

#### TERMS OF SALE.

The first payment will be twenty per cent, or one-fifth of the purchase price, the balance payable in eighty equal monthly installments, with interest on the unpaid portion of the purchase price at the rate of six per cent per annum net, payable monthly. The interest will come down each month as the principal is reduced.

If the purchaser wants quarterly, semi-annual or annual installments, the terms of sale will be onefourth cash and the balance in twenty quarterly, ten semi-annual or five annual payments, with interest at six per cent, payable when the principal is paid.

Cash terms: Ten per cent discount will be allowed for spot cash payment in full.



### ONE OF MARYSVILLE'S HANDSOME SCHOOLS.

This is located only 6 miles from our land on a macadamized road. Marysville prides herself on her schools and churches. This picture was taken on the 25th of February, a warm, sunshiny winter's day. Your children can wear light clothes and be out of doors in the fresh open air every day in the year.

Olives, Peaches, Pears, Cherries and all other fruits

Tomatoes, Onions, Potatoes, Cucumbers

and all other vegetables

are all big paying crops

on our

YUBA

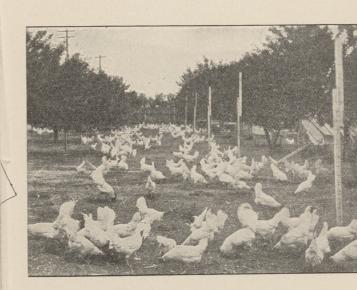
IRRIGATED

**FARMS** 

Alfalfa, Cows, Hogs and Chickens

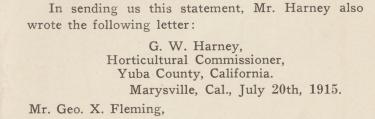


The hog is prolific. They are a money crop and can be turned into coin any time of the year. One acre of alfalfa should bring up two litters of hogs a year, and the two litters will bring in at least \$200. With a mild climate, and plenty of green feed available all the year, the pigs will grow into money very



#### CHICKENS A PROFITABLE SIDE CROP.

1,000 hens can scratch the biggest part of their living out of 10 acres of orchard trees. They form a fine mulch about the trees which arrests the evaporation of moisture. You can run 100 hens to the acre on our farms and let them range among your trees. A dollar per hen yearly is a very conservative profit to expect. 10 acres supporting 1,000 hens will yield you \$1,000 profit on the side.



Sacramento, Cal. Dear Sir:

Your favor of 19th instant, with enclosure, is

I am returning the letter herewith duly signed as requested. I think the letter makes a very conservative statement.

Tokay, Malaga and Muscat grapes develop a growth and flavor on those Sierra loam soils that make them very desirable for shipping purposes. Olives, of course, have been fully proven. When a grower finally learns the methods of

culture that are adapted to the Sierra loam soils he can produce all the standard California fruits with a flavor superior to those grown on the heavier river

It might be added that there are no reclamation district, drainage district or irrigation district troubles and expense to contend with.

Yours very truly,

G. W. HARNEY.

Mr. Harney is a recognized authority on lands and fruit growing, and his statements are entitled to consideration by discriminating buyers.

Read what MR. G. W. HARNEY, Horticultural

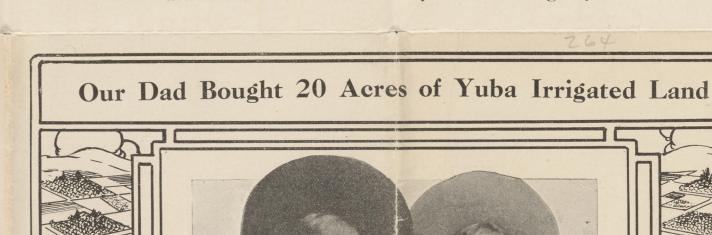
Commissioner of Yuba County, has to

say about our Yuba Lands

We wanted a statement from Mr. Harney about the character of our lands and the

crops adapted to them, and he requested us to write out a general statement of facts about our lands that he would sign if it was accurate and truthful. We prepared the

following statement which he signed and returned to us.



G. W. HARNEY.

Marysville, Cal., July 19, 1915.

Mr. George X. Fleming, Pres.

Sacramento, Cal.

Dear Sir:-

Superior California Fruit Land Co.,

Replying to yours of recent date.

County Lands and the crops grown thereon.

and settler than any other part of California.

other varieties of deciduous fruits.

Yours truly,

I have been a resident of Yuba County for many

years, and in my capacity as Horticultural Commis-

sioner for the County, I am familiar with Yuba

any farm lands in California, and with the climate

and soil conditions which we have, and the abund-

ance of water, which can be cheaply raised by pump-

ing, Yuba County offers more to the Homeseeker

miles south of Marysville, on the new State High-

way and Southern Pacific Railroad, is good farming

land, suitable for general farm crops and WITH

IRRIGATION IS ESPECIALLY DESIRABLE for

alfalfa, oranges, olives, peaches, pears, prunes and all

farmed, should provide any man with a competence.

Ten, twenty or forty acres of this land properly

The land owned by your Company, located six

I believe that Yuba County Lands are as good as



HE SAYS US KIDS WILL BE RICH WHEN WE GROW UP. DO AS MUCH FOR YOUR KIDS. Map and Information About

YUBA IRRIGATED FARMS IN YUBA COUNTY, CALIFORNIA Superior California Fruit Land Co.

YOUR LOCAL AGENT IS

GEO. X. FLEMING The Best Posted Man in California on

Sacramento Valley Lands President and General Sales Agent for the Company

1026 EIGHTH ST. SACRAMENTO, CALIFORNIA

# Map Showing Lands in Sections 13 & 14 Township 14 North, Range 4 East, M. D. B. & M.

## and Sections 7 & 18 Township 14 North, Range 5 East, M. D. B. & M.

Teach parcel is a legal Subdivision or Fraction thereof, and is marked with number of acres it contains and the selling price per acre. Roadway strips of 20 feet will be reserved from each parcel along the interior dotted lines.

32

10 \$ 125 4 \$ 105 \$ 125 Established 60 Foot County Road 40 Ac 40 Ac. 19 20 27 43 39 \$105 \$105 \$110 road \$125 \$120 \$115 40 Ac. 40 Ac. 40 Ac 40.5 Ac 13 14 17 26 **42 \$125** \$100 \$ 100 \$110 \$125 \$115 31.5 Ac 22 25 **44** \$115 \$105 T.14 M. R.SE. T. 14 N. R. 4 E.

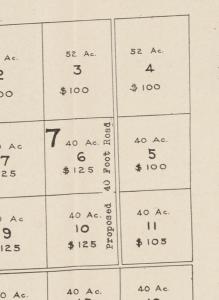
\$100

23

\$105

24

#100



Map of Yuba Irrigated Farms Company's Subdivision Number One THE PROPERTY OF. Superior California Fruit Land Company 1026 Eighth Street, Sacramento, California towing Lot Numbers, Acreage of Each Lot, and Price per Acre of All Lands EXPLANATION OF FIGURES MARKED ON LOTS

Top Figure, viz: - 19.15 is Number of Acres in Lot Middle Figure, viz: 1 Denotes the Lot Number Bottom Figure, viz: \$160 is the Price per Acre for Lot

for the Total Price of Any Lot of Land in this Subdivision See the Table at Upper Left

19.81Ac.



DISCING OUR YUBA LANDS FOR CROP.

This picture will serve to show the level, rich character of our lands, and how easy it is to level them and prepare the land for alfalfa, orchard or other irrigated farm crops. These lands are ideal for all purpose farming, and especially for the man who wants to grow fruit, berries and vegetables and have a patch of alfalfa, with cattle, hogs and chickens. These are all money crops and with such a wide diversity your success is assured.



STATE HIGHWAY AND RAILROAD THROUGH OUR YUBA LANDS.

This picture shows the State Highway, a concrete road leading from our office in Sacramento to and through our Yuba Lands. This also shows the Southern Pacific Railroad which passes directly through our Yuba Lands. There is a railroad station on our land; with a railroad through it and good roads, no better transportation could be desired to get your farm crops to market. These good roads and an equable climate make it possible to run an automobile every day in the year.



A 2,000-ACRE WHEAT FIELD ON OUR YUBA LANDS.

Wheat crops like this, should more than anything else prove the quality of our lands. This also shows the level character of our lands. You don't have to worry about land that grows crops like this, whatever crop you plant will pay you a big profit.

#### MARKETS.

The market for crops grown on our Yuba Lands is the wide world. Grain, hogs and cattle are sold to local buyers coming from the big San Francisco markets and are shipped all over the Pacific Coast. Fruits and vegetables are sold to the canneries and packing plants at Marysville, or the fruits can be dried and sold to the buyers of the packing houses who pack and ship them to all parts of the world. 'If harvested in a green state, the fruits can be sold to the big fruit houses who ship them all over the East and Middle West in refrigerator cars. Vegetables, such as tomatoes, onions, potatoes, etc., are shipped in carload quantities by freight and express to all the Pacific Coast points. There is always a good demand for California fruit and vegetable crops, at a price insuring a handsome profit to the grower. With good roads to haul your produce to town, quick and efficient railroad transportation, it is an easy matter to put all of your farm crops into the best and highest markets.



PUMPING PLANT ON OUR YUBA LANDS-WATER IS KING.

This well is only 128 feet deep and the pump throws 42,000 gallons of water per hour, or enough to irrigate 6 to 8 acres of alfalfa every 10 hours; 40 acres of alfalfa can be irrigated in less than a week. The water is soft, pure and fine and stands only 20 feet from the surface. With cheap electric power there is no spot in California where water can be pumped so cheaply as on our Yuba Irrigated Farms. We guarantee an abundance of water on every acre of our Yuba Lands.

Pumping water for your crops on our Yuba Farms is just like pumping money out of the ground.

Irrigation by pumping offers more advantages than any other system of irrigation; it has been thoroughly tried and proven successful in every instance.



ALFALFA THE FARMER'S STANDBY.

This is the finest crop grown in California; sunshine, good soil and a long growing season and plenty of water makes alfalfa produce 6 to 10 tons of hay per acre on our Yuba Lands. Our Yuba Lands can be easily and cheaply prepared for the growing of this splendid forage crop. Alfalfa will provide green feed the year around for your cattle, hogs and chickens. It is a crop that you are converting into cash every day in the year and at the same time enriching your land.



110-ACRE OLIVE ORCHARD A MILE FROM OUR YUBA FARMS.

This orchard produced 4 tons of olives to the acre in one crop (1914), which sold for about \$150 a ton or a return of about \$600 per acre. This orchard is within one mile of our Yuba Lands. The soil, climate and water conditions are identically the same and our lands are equally as good, if not better, for clive growing purposes.

Buy 20 or 40 acres of this land and plant it to olives; if you wish we can plant and care for the land for you until it comes into bearing.



A HOME VEGETABLE GARDEN.

Our Yuba Lands are splendid vegetable lands. Your garden patch will grow all the vegetables you want for home use and provide a surplus to sell in the nearby towns.

want for home use and provide a surplus to sell in the nearby towns.

Tomatoes, onions, cucumbers, potatoes, lettuce, cabbage, beans, peas, every variety of vegetables will produce in abundance on these lands. Potatoes, onions, tomatoes and cucumbers are especially profitable crops to grow for market. The rich soil, sunshiny days and abundance of water make these crops produce very heavily. These crops are easily grown and will bring a quick return.



#### TURKEYS—A MONEY CROP.

Turkeys sell for 30 to 40 cents a pound during the holidays. They are a quick money crop; hatched in the spring and turned into dollars in the fall. On a 20 or 40 acre farm you can raise 1,000 turkeys that will bring in \$2,000 to \$2,500 yearly.



YOUNG BARTLETT PEAR ORCHARD.

Bartlett Pears pay from \$250 per acre up after the fifth year. Pears are only one of the many profitable orchard crops that you can grow on our Yuba Lands. Yuba County is one of the most successful fruit growing counties in the State—it sells every year over a million dollars worth of fruit crops.



#### MAIN STREET OF MARYSVILLE.

Marysville is a thriving, prosperous city of about 7,000 people, located about 6 miles north of our lands. You can travel from our lands to this thriving city over the new State Highway in twenty minutes in an automobile and less than an hour with a horse and buggy.

Marysville is the county seat of Yuba County, and a manufacturing town, with rail and water transportation.

Here are located mills, foundries, factories, banks, creameries, lumber yards, canneries, packing plants, wholesale establishments of all descriptions.

Marysville has paved streets, public parks and all modern city conveniences.

# CLIMATE.

To grow the widely diversified crops grown on our Yuba Lands, two things are necessary: First, the richest soil, and, second, an equable climate that assists nature to produce her crops in abundance—a climate that is a help and a joy to the husbandman, and not a hindrance to his labors.

No man can farm against climate. If the farmer plants his crops, he must have an abundant rainfall to insure moisture for his crops; he must have warm, sunny days to bring the tender shoots forth, even balmy nights, free from injurious frosts, so as not to injure the plants, and warm days to mature his crop and aid him in its harvest.

There are no winds, no blizzards, no sudden changes in the weather to kill the crops nor damage them. Farming here is an absolute certainty, for, with soil and water and the weather aiding, the farmer may rest assured of a heavy production for all his crops.